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Ald. Michael J. Murphy
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Council approves 14 Housing Trust Fund projects

Grants totaling more than \$10 million will create new homes, create jobs and help homeowners with needed repairs

Today the Common Council approved \$10.7 million in City of Milwaukee **Housing Trust Fund (HTF)** allocations for 14 projects that will construct new homes for those in need, create and foster thousands of construction jobs, rehabilitate existing housing stock that has fallen into disrepair, and provide much needed homebuyer counseling services.

The projects will leverage an investment of more than \$324 million in local construction and rehabilitation work over the next year, said **Alderman Michael J. Murphy**, chair of the HTF Advisory Board, which recommends the projects to be funded each year.

“Today is a special day as we have approved more than \$10 million worth of funding for affordable housing projects across the entire city. Not only will these dollars create permanent affordable housing for our residents, but thousands of jobs will be created in the process,” said Alderman Murphy. “I want to thank my colleagues both for the initial allocation of funds to the Housing Trust Fund and supporting these 14 projects today, as well as the citizen-led review board for thoroughly and thoughtfully reviewing the applications received and making critical recommendations.”

Alderman Murphy said one of the top 2023 projects would fund 93 apartments proposed by General Capital, as part of the mixed-use construction of a new **MLK Library** development at N. MLK Dr. and W. Locust), creating much-needed low-income apartment homes. “This transformative project – along with the other selected projects – will help provide critical housing in Milwaukee to individuals who need it most,” Alderman Murphy said.

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Housing Trust Fund projects approved/ADD ONE

The projects were recommended for approval by the Zoning, Neighborhoods and Development Committee during a special meeting prior to today's Council meeting.

"The Housing Trust Fund has made a significant difference for Milwaukee families and neighborhoods, by making supportive housing, homeownership and rental housing more affordable for people who want to live here," Alderman Murphy said. "I want to thank the city staff involved in handling and evaluating the proposals, as well as the members of the advisory board for their dedication and thoughtful deliberation."

Alderman Murphy said the selection process was made possible by a significant \$10 million investment in the HTF by the Common Council and Mayor Johnson, and the process was again driven by valuable input provided by residents and community groups.

The alderman said the 14 projects selected by the advisory board for funding would also create jobs and valuable opportunities for construction workers, carpenters, and those in the trades. "The Housing Trust Fund Advisory Board takes its work very seriously and is cognizant that the projects selected are healthy investments for Milwaukee that bring critical economic activity and dollars into local businesses and into the lives of workers and their families," Alderman Murphy said.

Alderman Robert J. Bauman, a member of the Housing Trust Fund Advisory Board and a longtime advocate for affordable housing, said the projects approved today "represent the affordable housing investment and commitment that is needed each year across Milwaukee."

"This investment of \$10 million this year is part of the largest investment of city funds in affordable housing in the city's history, and I am so very pleased to see it," he said.

Alderman JoCasta Zamarripa, also a longtime affordable housing proponent, said the creation of new affordable, supportive housing is critical in Milwaukee. "On the near south side, in my district, and across our city, the need (for supportive, affordable housing) is great, and these Housing Trust Fund projects provide great help at the margins, where families and others can access secure and vital housing they can afford," she said.

This year, requestors proposed projects seeking nearly \$28 million in HTF funding. Of these recommendations, 14 were selected to receive funding.

The approved HTF awards include:

- \$1.5 million to General Capital – MLK Library, N. MLK Dr. and W. Locust St. – serving low-income renters. Amount leveraged - \$30.7 million. Estimated total project cost - \$32.2 million. New construction of apartments, with 93 housing units.
- \$1.25 million to Milwaukee Habitat for Humanity (owner-occupied, rehabbed structures/scattered site) – very low-income homeowners. Estimated total project cost - \$1.25 million.

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Housing Trust Fund projects approved/ADD TWO

- \$1.25 million to Revitalize Milwaukee (owner-occupied, rehabbed structures/scattered site) – very low-income homeowners. Estimated total project cost - \$1.25 million. Rehab of existing homes.
- \$1.25 million to ACTS Housing (owner-occupied, rehabbed structures/scattered site) – very low-income homeowners. Amount leveraged - \$8.5 million. Estimated total project cost - \$9.75 million. Rehab of existing homes, 100 housing units.
- \$1 million to General Capital – Riverwest project – serving low-income renters. Amount leveraged - \$25.7 million. Estimated total project cost - \$26.7 million. New construction of apartments, with 91 housing units.
- \$783,765 to Moving Out/Rule Enterprises – 1887 N. Water St. – serving low-income renters. Amount leveraged - \$20.6 million. Estimated total project cost - \$21.4 million. New construction of apartments, with 79 housing units.
- \$500,000 to KG Development – 2436 N. 50th St. – serving low-income renters. Amount leveraged - \$6.1 million. Estimated total project cost - \$6.6 million. Rehab of existing building, 40 units of supportive housing.
- \$500,000 for the Fit – Cinnaire – Bronzeville, 6th and North – serving low-income renters. Amount leveraged - \$12.9 million. Estimated total project cost - \$13.4 million. New construction of apartments, with 54 housing units.
- \$250,000 for Wisconsin Community Services – 5008 W. Center St. – serving low-income renters. Amount leveraged - \$560,000. Estimated total project cost - \$810,000. Rehab of existing building, seven units of housing.
- Independence First – \$100,000 for home purchasing assistance for individuals with disabilities (featuring Community Accessibility/ Transition Project or CATP, designed to stabilize existing living situations for people with disabilities, as well as facilitate the movement of persons from institutions such as nursing homes, assisted living facilities, corrections, and other institutions back into the community).
- Bear Development - FS Apartments E. Becher St., \$835,000. New construction of low-income apartments (592 apartments).
- Gorman & Co. – former Edison Middle School, 5372 N. 37th St., \$965,000. Senior apartments (rehab) and new construction of town homes, 63 apartments and 12 townhomes.
- Social Development Foundation – \$350,000 for homebuyer assistance services.
- United Community Center – \$100,000 for homebuyer assistance services.